

<b>App.No:</b> 140192 (PPP)	<b>Decision Due Date:</b> 11 June 2014	<b>Ward:</b> Meads
<b>Officer:</b> Toby Balcikonis	<b>Site visit date:</b> 15 April 2015	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 9 April 2014 <b>Neighbour Con Expiry:</b> 9 April 2014 <b>Weekly list Expiry:</b> 19 March 2014 <b>Press Notice(s):</b> 19 March 2014		
<b>Over 8/13 week reason:</b> The application is being determined outside of its 8 week deadline due to a referral to Planning Committee at Delegated level.		
<b>Location:</b> The Eastbourne Centre, 47-53 Grand Parade, Eastbourne		
<b>Proposal:</b> Internally refurbish ground to first floor public areas of existing hotel. Refurbishment of the hotel exterior and creation of new stepped access at corner of Grand Parade and Lascelles Terrace to allow direct access to the hotel bar.		
<b>Applicant:</b> Mr Matt Huddart		
<b>Recommendation:</b> Approve with conditions		

### **Planning Status:**

Hotel in prominent seafront location in tourist accommodation zone with nearby residential properties.

### **Constraints:**

Listed Building – Grade II - 1971-05-17

Howard Square - Nos. 1 to 6 (consec) & Nos. 9 to 12 (consec)

### **Conservation Area**

Town Centre and Seafront Conservation Area

### **Relevant Planning Policies:**

UHT1            -        Design of development  
UHT4            -        Visual Amenity

UHT15	-	Protection of Conservation Areas
UHT17	-	Protection of listed Buildings
HO20	-	Residential Amenity
TO4	-	Improvements to existing accommodation

### **Site Description:**

The Eastbourne Centre is a large substantial modern building, which holds a prominent position on the Eastbourne Seafront. The building is a 1970's multi-storey purpose built hotel, consisting of a sub-basement, basement and ground up to seven floors.

The hotel restaurant sought to be refurbished, extends across the mezzanine and 1<sup>st</sup> floor levels, as a single, high-ceilinged room and opens on to a balcony.

The balcony faces directly south towards the seafront, across the corner of the hotel, and is located above the bar entrance.

The south-west elevation, which is formed of a series of tinted glazed, panels into communal and guest rooms, faces a residential block of apartments, Devonshire Mansions, at a distance of 15.5m.

### **Relevant Planning History:**

App Ref:	Erection of two totem signs fronting Grand Parade
EB/2011/0601	
Decision: Approved	Date: 02/02/2012
standard conditions	
- advertising	

App Ref:	Description: Replacement windows throughout and
EB/2009/0022 /	reconfiguration of main entrance doors and
090825	upgrading external works
Decision:	Date: 09/03/2009
Approved -	
conditionally	

App Ref:	Single storey, glazed extension to existing
EB/2012/0186 /	mezzanine restaurant, extending onto balcony
120767	area.
Decision: Approved	Date: 30/05/2012
conditionally	

App Ref: 140237	Free standing signboard with perimeter LED illumination displaying Hotel logos and information. At hotel entrances. "V" Hotel logo fixed to bulkhead. Bar Entrance (South Elevation). Free standing signboard with perimeter LED illumination
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displaying Hotel logos and information "VISTA" Bar logo fixed to ceramic balcony. Grand Parade (South East Elevation). Hotel logo manifestation to existing glazed balustrades.

Decision: Current Date: N/A  
Application  
reported elsewhere  
on this agenda

**Proposed development:**

The applicant seeks permission to internally refurbish ground to first floor public areas of existing hotel and carryout refurbishment of the hotel exterior and create a new stepped access at corner of Grand Parade and Lascelles Terrace to allow direct access to the hotel bar.

**EXTERNAL:**

- Clean and replace where required slate podium base (using reclaimed slate from external terrace)
- Introduce new stepped access (using recycled slate where possible)
- Clean white tiling and colour cement joints
- Repaint balcony soffits (white) – to give greater horizontal emphasis
- Clean and refurbish attic level and leadwork (methodology TBC)

**GROUND FLOOR:**

- Stepped access at hotel bar/restaurant

**MEZZANINE FLOOR (External terrace):**

- Slate floor tiles removed and replaced with ceramic (slates re-used)
- Void on terrace filled in to increase floor area and coverage for ground floor

**OTHER MEZZANINE LEVEL WORKS:**

- New restaurant layout
- New toilet layout
- Mezzanine bar reconfigured (new event bar and dining)
- Refurbish kitchen
- Frameless 'picture' window on south-facing corner
- Double height dining space split in to 2 levels by adding new floor for increased floor space on conference level

**Applicant's Points:**

Following advice from the Council, the proposal has been revised to address Conservation concerns identified during the consultation period regarding the siting of a proposed temporary kitchen on the balcony adjacent to Lascelle's Terrace. This has been deleted from the proposals.

The applicant recognizes the historical significance of the building and its association with the Trade Unions and to Jack Jones involvement and are keen to

protect the historical assets where possible including the Eastbourne Trade Union mural currently sited in the internal double-height dining space.

## **Consultations:**

### Internal:

Tourism: No response received.

#### Specialist Advisor Conservation

The application has also been considered within the context of the significant contribution the T & G centre has within the associative and historic importance and contribution of the building in the history of the Trades Unions movements in British social history.

- Concerned that works represent significant harm to the fabric and fittings of the hotel specifically loss of:
  - Double height internal spaces
  - Original light fittings
  - Concealment / removal of original surfaces
  - Creation of new stepped access – Adversely affect the intended balance and proportion of the exterior to the Eastbourne Centre.
  - Commemorative Plaque – Moved to unspecified location

### External:

Eastbourne Hotels' Association: No response received.

#### CAAG: (01/04/2014)

The Group raised objections to the provision of a portacabin on the front terrace, and considered that this would have an adverse impact on the exterior of the building and the wider conservation area (REMOVED FROM THE SCOPE OF THE APPLICATION).

Strong concerns were raised regarding the loss of the original internal features, such as the lighting in the double height restaurant and the mural, which had particular historical references to the trade union movement.

### Highways:

The pavement around this site has been adopted as public highway. In theory the area of land in question can be used for construction of the access following:

- Apply for a stopping up order for area
  - Legal process to be completed before anything built
  - Application subject to public consultation
  - Control of land returns to original

### Neighbour Representations:

64 consultation letters have been sent to neighbouring properties with 5 objections received covering the following points:

- Objection to creation of new access to bar
  - Keep access through the hotel
- Noise and disturbance already by smokers / mobile phone users standing outside bar
- 18 residents of Devonshire Mansions whose principal bedrooms face Lascelle's Terrace
- Proposed works (inc. proposed signage) damage integrity, charm and beauty of Eastbourne

OFFICER NOTE: It is important to note that the greatest strength of objection was received toward the proposed siting of a temporary kitchen on the outside balcony adjacent to Lascelles Terrace, which has now been removed from the scope of the proposed works.

**SUPPORT:**

Comments of support have also been received for the external refurbishment of the building through representation received from the residents of the Devonshire Mansions, despite concerns raised for other elements of the scheme.

A letter of support was received from Stephen Lloyd MP (dated 20/05/2014) concerning the refurbishment works planned for the hotel covering the following points:

- Future success of The Eastbourne Centre will be greatly enhanced by the proposed refurbishments.
- Refurbishments and improvements to hotel exterior complete modernisation of the hotel and facilities will;
  - Meet demands of increasingly sophisticated client base
  - Whilst maintaining character of original development
  - Key element in the town's tourism and conference inventory
  - Planned improvements support local employment
  - Encouragement of investment in the town welcomed

**Appraisal:**

Principle of development:

There is no objection in principle to the internal and external refurbishment of the building and the creation a new stepped access so long as it is does not have an unacceptable impact on the amenities of neighbouring residential properties, and is in-keeping with the host building and sympathetic to the adjacent Grade II listed buildings in Howard Square.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The external refurbishment works themselves to improve the appearance of the building is welcomed, and do not cause any concerns with regard to their impact on residential amenity.

The majority of objection received for this application came from adjacent residents in Devonshire Mansion located across Lascelles Terrace to the South West, at a distance of 15.5 metres at the closest point, paid regard to the originally proposed temporary kitchen (now removed from the scope of the works) and the creation of the new stepped access from the corner of Grand Parade / Lascelles Terrace and in particular the concern of the effects that an increase of footfall to this area would cause by way of increased noise.

Communications received reflect instances of noise disturbance from people using the area at night, and in particular smokers and mobile phone users. Although communications reference complaints made to the Eastbourne Centre, the Council's Environmental Health Team have confirmed that historically this has not been an issue, and that there have been no complaints received expressing these concerns to the department.

The outside area adjacent to the bar is currently accessible to patrons, and this will not change. The creation of the stepped access is intended to make navigation easier than the current access through the hotel lobby, which is convoluted and inconvenient for users of the bar and hotel alike and not in-keeping with the proposed model to increase the vitality of the venue.

A stepped access is transitory in nature, and therefore is considered not to generate noise as a direct result of their use. The steps lead from a terrace already in use, and on to Grand Parade, already used visitors to the town at all times of the day and night, and this element of the proposal is therefore deemed to be an acceptable addition to the host building.

#### Design issues:

A concern regarding the creation of the internal floor created in the double height space was its potential impact on the external appearance of the building and in particular to ensure that the level did not mean that it appeared to be mid-window height.

It has been demonstrated through photographs and a site visit that this feature will be installed at a level which will have limited visual impact externally as it will be fixed at a level internally which aligns with the external spandrels dividing the windows, and will have an acceptable impact.

With regard to the external balcony terrace in the South / West South West corner of the building works include the filling of a rectangular void measuring an area of 10.5 square metres and replacement of slate flooring / facing with ceramic tiling. This element does not have a significant presence in the public realm, but is

highly visible from upper floors in the adjacent Devonshire Mansions, and other nearby hotels with levels at a higher vantage point.

Submission of the replacement ceramic material will be secured by condition to ensure that it will have an acceptable appearance that is in keeping with the host building and surrounding conservation area.

Currently the void in the terrace balcony floor is situated above the bar entrance door which reduced the usable external floor in the terrace, and reduces protection against the elements in the covered area at the external raised ground floor terrace. By filling in the void there will be a loss of an original feature of the building, but it does not have a significant presence on the external appearance of the building, and therefore its loss is not felt to be of great concern.

Conservation concerns have been raised due to the concealment and replacement of existing features of the building. The applicant has responded to concerns where possible in that slate reclaimed from the external balcony terrace will be re-used to clad newly created areas (such as the proposed new stepped access in the Southern corner of the site) to ensure a greater amount of continuity. Reclaimed slate will also be used to replace existing damaged slate.

In response to the loss of important features of historical importance such as the internal mural, the applicant has formulated a program for its continued display, covered later on in the report. It is considered that the applicant has had sufficient regard to the preservation of important features, which must also be given weight against the rationale behind the intended works to ultimately rebrand the hotel in line with a greater commercial emphasis to ensure the vitality of the premises and the surrounding seafront area, and town as a whole.

Conservation comments were raised regarding the creation of the steps upsetting the "intended balance of the building". The stepped access, 3 metres in length creating an additional area of just under 8 square metres is considered to be relatively minor in terms of the scale of the building as a whole, and is an integral part of the project to create a new, more direct access to the rebranded 'Vista Bar'.

The external refurbishment works are considered to be appropriate, and have been welcomed by local residents, reflected in comments received.

Impact on character and setting of a listed building or conservation area:

The application building falls within the Town Centre and Seafront Conservation Area and adjacent to 9 - 12 Howard Square, and diagonally opposite across Howard Square, The Ambassador and Lathom Hotels all Grade II Listed buildings and concerns were raised by both CAAG and the Conservation Officer which focused predominantly on the loss of historical features. One of the major concerns was with regard to the proposed temporary kitchen to be sited

externally on the terrace, which was removed from the scope of the works following feedback from the Conservation Officer and CAAG.

The proposed new stepped access on the Southern corner of the building will not affect the setting of the listed buildings in Howard Square, and are not considered to have significant affect on the impact of the intended balance of the building.

The hotel owner / operators are keenly aware of the significance of the Eastbourne Mural which will be relocated into plans for new Unite National Education and Conference Centre which will be situated in Birmingham. This bespoke facility is being created by Unite the Union and it is felt believe that featuring this item in the new building will allow us to incorporate a part of the important past into our new dedicated venue.

A detailed photographic record of the mural has already been undertaken to enable this to be relocated perfectly and assurances have been offered to English Heritage that plans exist to ensure the safe keeping and protection of this item.

Impacts on trees:

No trees will be affected as a result of the proposed development.

Impacts on highway network or access:

The creation of a new stepped access will involve 'reclaiming' a section of the pedestrian area adjacent to the Southern corner of the boundary to create steps leading up to the Eastern corner raised platform. The corners of the host building have been designed to face South and East respectively to take advantage of the views that Eastbourne has to offer, which has led to an enlarged pedestrian pavement area at these points.

It is considered that the creation of steps in this location is appropriate for the location and should not have an adverse affect on the safety of persons using the adjacent pavement / highway along with the proposed external refurbishment works.

Sustainable development implications:

The owners of the hotel are proposing to undertake a program of works to refurbish the hotel and take a more commercial approach In the running of the establishment to attract more business to the hotel, providing a desirable location for visiting holiday makers and providing the town with a modern venue for conducting conferences. The proposed works, represent improvements to the appearance of the hotel (as well as parallel into works to improve the functionality of the layout in line with the new business model, and new branding across the façade of the hotel (separate application).



The proposed development is considered to be appropriate in terms of its size, use of materials for the host building and locale and is not considered to have a detrimental impact on the appearance of this area of Grand Parade.

**Human Rights Implications:**

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

**Conclusion:**

It is considered that the proposed refurbishment works, including the creation of a new stepped access, will not have a significant and unacceptable impact on the amenities of neighbouring residential properties, and is considered to be in-keeping with the host building and sympathetic to the adjacent Grade II listed buildings in Howard Square and the conservation area and is therefore considered to be appropriate in accordance with the relevant policies of the Borough Plan Saved Policies, Core Strategy Local Plan and the NPPF.

**Recommendation:**

It is recommended that the application is approved with the following conditions:

**Conditions:**

- 1) Time
- 2) Materials (AS SUBMITTED)
- 3) Approved Drawings
- 4) Limited hours of demolition / construction (in line with standard)
- 5) Submission of materials – ceramic tiles for external balcony terrace
- 6) Siting of Plaque

**Summary of reasons for decision**

It is considered that the proposed refurbishment works, including the creation of a new stepped access, will not have a significant and unacceptable impact on the amenities of neighbouring residential properties, and is considered to be in-keeping with the host building and sympathetic to the adjacent Grade II listed buildings in Howard Square and the conservation area and is therefore considered to be appropriate in accordance with the policies UHT4, UHT12, UHT15, UHT17, HO20 and TO4 of the Borough Plan Saved Policies, Core Strategy Local Plan and the NPPF.

**INFORMATIVE:**

The applicant is reminded to contact East Sussex Highways to arrange the necessary 'Stopping Up Notice' for works to the proposed stepped access on the corner of Grand Parade / Lascelles Terrace.

**Appeal:**

Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.